

**AUBURN URBAN DEVELOPMENT AUTHORITY
MINUTES
April 13, 2009
REGULAR SESSION**

The Regular Session of the Auburn Urban Development Authority was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, April 13, 2009 at 7:30 p.m. with Chair J. M. Holmes presiding and Secretary Joseph G.R. Labrie recording the minutes.

CALL TO ORDER

ROLL CALL:

Authority Members Present: Keith Nesbitt, Kevin Hanley, Bill Kirby, Bridgett Powers, J. M. Holmes

Authority Members Absent:

Staff Members Present: Authority Counsel Michael Colantuono, Public Works Director Jack Warren, Administrative Services/Finance Director Andy Heath, Community Development Director Will Wong, Fire Chief Mark D'Ambrogi, Administrative Manager Joanna Belanger, Police Chief Valerie Harris

1. **Public Comment**

2. **Minutes**

By **MOTION** approve the AUDA minutes of February 9, 2009. **MOTION: Nesbitt/Hanley/Approved 5:0**

3. **Auburn UDA Streetscape Project Phase 1 – CEQA and Permission to Advertise**

Public Works Director Warren advised Council of the recommended action to (1) find Phase 1 of the Streetscape project categorical exempt and (2) grant Public Works permission to advertise for bids for Phase 1 of the project. He explained that the staff report included a project schedule. He said, "If everything goes well, we will have a notice to proceed on June 1st."

Council questions and comments followed regarding cost, the exact area of Phase 1, an explanation of surface improvements, the relinquishment

of Highway 49 through Downtown Auburn, and the decision not to install roundabouts for vehicle traffic.

Harvey Roper, past president of the Downtown Business Association, commended the Council on an excellent plan for improvements to the business district.

Council Member Powers commended the community, City employees, the City Manager, and Council Member Nesbitt for work on the streetscape design. She said by Christmas there will be a live redwood Christmas tree in Central Square to celebrate.

Council Member Kirby also commended the Council. He stated that the streetscape will make a dramatic difference in both the Downtown and Old Town areas.

Council Member Hanley commented that the streetscape is part of the overall marketing plan. He said the Council suggested the utilization of the Endurance Capital theme in honor of all participating athletes in addition to Auburn's history.

- A. By **RESOLUTION 09-03** find the Auburn Streetscape Phase 1 categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities); Section 15302 (Replacement or Reconstruction); Section 15303 (New Construction); and Section 15304 (Minor Alterations to Land).

MOTION: Hanley/Nesbitt/Approved 5:0

- B. By **MOTION** grant the Public Works Director permission to advertise the Auburn Streetscape Phase 1 for construction.

MOTION: Hanley/Nesbitt/Approved 5:0

4. **Parking Study**

Community Development Director Will Wong introduced the final parking study conducted by Walker Parking Consultants. He said in addition to the recommendations, staff has been able to create baseline data for the parking area for Old Town and Downtown. He said staff will now be able to perform future parking counts to assist with parking management. Mr. Wong recommended that a meeting be held with the Old Town Business Association (OTBA) and the Downtown Business Association (DTBA) to review the implementation plan. He said that after the meetings staff would return to the Board with the proposed implementation plan.

Mark Linsenmayer, Walker Parking Consultants, said the original project involved four tasks: (1) analysis of parking demand (2) analysis of the

operating characteristics (3) analysis of land use regulations and (4) final document. He outlined the study area. He advised that the consultants tried to focus on the commercial areas, excluding some residential counts. He explained the counts and the heavily impacted areas. He explained the recommendations made in the written report. He said parking enforcement needs to be utilized to make certain the people adhere to the posted regulations.

Mayor Holmes asked about the recommendation to put parking under one department. He asked what department would be most appropriate. Mr. Linsenmayer said it is most often under the Police Department or the Public Works Department, but has worked effectively under the Finance Department. Mayor Holmes discussed with Mr. Linsenmayer an earlier report that indicated there was adequate parking for users of the Performing Arts Theater. Mr. Wong advised that the purpose of that study was to determine, prior to purchase of the theater, if enough parking was available in the area to make it a Performing Arts Center.

Council Member Hanley discussed with Mr. Linsenmayer the probable increase in demand for parking in the Streetscape area. Mr. Linsenmayer advised that new parking facilities either "comes in alongside or trails new development." He said some recommendations made by the Walker study will help with initial management of any additional parking that may be required.

Council Member Hanley asked Mr. Linsenmayer to explain what other cities have done incorrectly that would be considered a mistake to the parking solution. Mr. Linsenmayer said many municipalities ignore the situation until parking is not manageable. He said that is when parking consultants are retained. He said parking needs to be constantly monitored and managed.

Council Member Nesbitt asked how many days were studied to obtain the parking statics. Mr. Linsenmayer said peak weekends and weekdays. Mr. Wong advised that the staff recorded Tuesdays, Wednesdays and Saturdays. Council Member Nesbitt said he was disappointed that Friday afternoon was not included, especially during summer months. Council Member Nesbitt said he did not think that the ratios in areas where buildings are close together were adequate. He said the Council needs to seriously consider parking time limits. He said the City may want visitors to linger in the area for a longer period of time, wherein they are apt to make more purchases.

Council Member Powers asked if it was average for City-owned parking lots to be only ten percent of the available parking. Mr. Linsenmayer advised that the percentages depended upon where the boundaries were

drawn. He said it was difficult to say whether or not ten percent was a typical number or not. He said, with respect to the Streetscape, parking is derived from the amount of intensification of business uses. Mr. Wong advised that at this point we do not know if additional parking in the Streetscape area will be needed. He said flexibility in parking management must be maintained in order to make adjustments on an as-needed basis.

Council Member Powers asked what other cities do to implement a recommended parking plan. He said other some cities implement recommendations on meter rates and/or reduce time-limits, in an attempt to get parking off the street by increased turn-over, and to get the public into outlying lots.

Council Member Kirby asked about the reserved spaces. He said there is no enforcement on weekends or evenings. He asked how Mr. Linsenmayer would advocate for the City to pay for better enforcement, which is a large part of the recommendation. Mr. Linsenmayer said increased enforcement should pay for itself via fine review. He said, although that should not be the goal, it normally covers the cost of enforcement.

Mayor Holmes asked if staff would look at the Placerville parking structure, with respect to cost-recovery and organization, when it comes back with recommendations. Mr. Wong advised that the structure was built with economic development funds that are no longer available. He said the City would have to use redevelopment funds. Mr. Wong said he would provide the information requested when the item is brought back to the Council.

Brian Hayes stated that he has the only pay parking lot in Auburn. He said the money generated from that parking lot is used for charity work. Therefore, he advised, the fees are probably higher than normal. He said he has observed that in Old Town the merchants want to park in front of their establishments.

Brent Mascorro, property owner in Old Town, recently had a restaurant project approved by the Historic Design Review Commission. He said the majority of the parking problem is "a perception issue." He said it stands in the way of people wanting to walk a little farther. He said pedestrian friendly areas such as the streetscape, and bike racks, will encourage people to move away from their vehicle use.

Gary Moffett, Old Town business owner, said that he had high expectations for the study. He said OTBA has previously approached the City with parking suggestions and was asked to wait for the study to be

completed. He said the study has provided very few specific answers. He said the City paid far too much for the study. Mr. Moffett accused Walker Parking Consultants of providing standard language and recommendations, common to reports for other clients, in the study document for the City of Auburn.

Council Member Hanley mentioned that, according to the study, ten percent of the public stayed over four hours in one area and forty business customers could have used the parking spaces. He asked if there was a way to check to see if employees were using the spaces and work with the business owners to help resolve the issue. He said he agreed that there should be more lighting in the back parking lots.

Council Member Kirby stated that he agreed with Mr. Moffett that the cost of the study was high for the product produced. He said he was disappointed in study because the recommendations were not specific enough.

Council Member Nesbitt concurred. He said he did appreciate some of the recommendations, but that there really was nothing new learned from it. He said he cannot vote in favor of accepting the study "because it gives it more credibility than it deserves."

By **MOTION** accept the Parking Study completed by Walker Parking Consultants and direct staff to work with the business associations on getting their input on recommendations, and ask staff to come back to the City Council and make further recommendations on how to approve parking. **MOTION: Hanley/Motion without a second was not addressed by the Council**

City Attorney Colantuono advised Council on the effect of the motion. He said there is a contract with the consultant. He said whether or not the Council acted on the report, the "City is bound pay for the work that was done, consistently with the contract." He said that by accepting the report, the Council is simply stating that the work was done and that it should not be returned for additional study. He said the next step would be to decide what should be done in light of the report's recommendations.

Council Member Kirby said he could not vote on a motion that stated "accept the Parking Study." He said he would vote for a motion that stated the report was finished.

Council Member Hanley said that he did not understand the controversy. He said, although Council Members may be disappointed in the report, there is a contract in place. He said the Council has to proceed with

recommendations. He said it appeared that Council was not comfortable with the language of the motion. He said he was willing to change the language.

By **AMENDED MOTION** direct staff to work with the business associations, as a starting point with recommendations from the Walker study to add new ideas, when necessary, and bring those recommendations, following meetings with the business community, to the City Council. **MOTION: Hanley/Powers/Approved 4:1 (No; Nesbitt)**

ADJOURNMENT

Chair Holmes, without objection, adjourned the meeting at 9:20 p.m.

J. M. Holmes, Chair

Joseph G. R. Labrie, Secretary